



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SHEET
Thursday, November 18, 2004**

Plaza del Sol Hearing Room

**Lower Level
600 2nd Street NW**

MEMBERS PRESENT:

Jeffrey Jesionowski, Chairman
Jens Deichmann
Larry Chavez
James Grout
Klarissa Pena
Virginia Klebesadel

MEMBERS ABSENT:

David Steele
Ishmael Valenzuela

RECORDING SECRETARY:

April Candelaria

1. Call to Order. 8:35 a.m.

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda (**APPROVED**)
- C. Approval of Minutes for September 16, 2004. (**APPROVED**)

2. Project # 1001685*

04EPC-01348 Zone Map Amendment
04EPC-01349 EPC Site Development
Plan-Building Permit
04EPC-01590 EPC Site Development
Plan-Subdivision

GREAT BASIN ENGINEERING agent for SMITHS FOOD & DRUG CENTERS requests the above actions including a zone map amendment from SU-1 for IP w/exceptions to C-2 with SC designation for a portion of Tract 1-B, **Paradise North**, located at the SW corner of GOLF COURSE NW and MCMAHON NW, containing approximately 8 acres. (A-12) Carmen Marrone, Staff Planner (**APPROVED WITH CONDITIONS**)

3. Project # 1000539*

04EPC-01535 EPC Site Development
Plan-Subdivision
04EPC-01536 EPC Site Development
Plan-Building Permit
04EPC-01537 Zone Map Amendment
04EPC-01538 EPC Sector
Development Plan

JON ANDERSON ARCHITECT agents for HOPE CHRISTIAN SCHOOL request the above action(s) for all or a portion of Lot A, zoned SU-1 for C-2 Uses, Lots 10 & 9A1 zoned RD, Lot 8A zoned SU-1 Private School, Lot 26 zoned C-1, Lot 7 & 6 zoned RD, Lot A/Hope Christian School zoned SU-1 for Hope Christian Church, **North Albuq Acres**, Unit A, located on PALOMAS AVE NE, between SAN PEDRO NE and LOUISIANA NE, containing approximately 19 acres. (D-18) Elvira Lopez, Staff Planner **(APPROVED WITH CONDITIONS)**

4. Project # 1003710*

04EPC-01548 Zone Map Amendment

Ron Koch, request the above action for all or a portion of Lot(s) 10, Block(s) 39, Tract(s) E40' Change from R-1 to R-T, **Ridgecrest Addition**, a zone map amendment from R-1 to R-T, located on CREST AVE SE, between TRUMAN SE and WASHINGTON SE, containing approximately 1 ac. (L-17) Stephanie Shumsky, Staff Planner **(APPROVED)**

5. Project # 1003707*

04EPC-01543 Zone Map Amendment

DEBBIE HUDSON agent(s) for JOANNE NEALEY request the above action(s) for all or a portion of Lot(s) 30-B ZONE CHANGE, **MCDONALD ACRES**, a zone map amendment from R-1 residential zone to R-T residential zone, located on 10TH AND PHOENIX NW, between MENAUL NW and PHOENIX NW, containing approximately 1 ac. (H-14) Anna Dimambro, Staff Planner **(APPROVED)**

6. Project # 1003711*

04EPC-01549 Zone Map Amendment

CONSENSUS PLANNING agent(s) for SOUTHWEST MEDICAL ASSOCIATES INC. request the above action(s) for all or a portion of Tract(s) 10B Zone Map Amendment from R-2 to O-1, **Eagle Ranch Subdivision**, a zone map amendment from R-2 to O-1, located on IRVING BLVD NW, between CONGRESS AVE NW and NEW VISTAS AVE NW, containing approximately 2 acre(s). (B-13) Stephanie Shumsky, Staff Planner **(APPROVED)**

7. Project # 1003613*

04EPC-01551 Annexation
04EPC-01553 Zone Map Amendment
04EPC-01554 EPC Site Development Plan-
Subdivision

GARCIA/KRAEMER & ASSOCIATES agent(s) for WAREHOUSE MOLDING & DOOR CORP. request the above actions, Annexation and Establishment of SU-1 PRD zoning for 14 dwelling units, for all or a portion of Tract 34, **MRGCD Map #39**, zoned County A-1, located on POWELL RD SW, between SUNSET GARDENS SW and HOOPER RD SW, containing approximately 3 acres. (K-12) Carmen Marrone, Staff Planner **(RECOMMENDED APPROVAL TO THE CITY COUNCIL)**

8. Project # 1003612*

04EPC-01552 Zone Map Amendment
04EPC-01550 Annexation
04EPC -01652 Sector Plan Boundary
Amendment

GARCIA/KRAEMER & ASSOCIATES agent(s) for DRAGONFLY DEVELOPMENT INC request the above action(s) for Annexation & establishment of RLT zoning, **Town of Atrisco**, a zone map amendment from County A-1 to City RLT, located on 94TH ST & ENDEE RD NW NW, between QUADRANT BOUNDED BY ON and SOUTH BY I-40 FRONTAGE, containing approximately 7 acre(s). (J-9) Stephanie Shumsky, Staff Planner (**RECOMMENDED APPROVAL TO THE CITY COUNCIL**)

9. Project # 1002944*

04EPC-01556 EPC Site Development Plan-
Building Permit

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS AND JOHN HEIDRICH request the above action(s) for all or a portion of Tract(s) F-1 & F-2, **Lands of Zolin/Kunath, Detailed in Project 100893 Tres Esquinas**, zoned SU-1 for mixed uses C-1 Uses, located on UNSER BLVD NW, between MCMAHON DRIVE NW and NIGHT WHISPER RD NW, containing approximately 2 acres. (A-11) Elvira Lopez, Staff Planner (**APPROVED WITH CONDITIONS**)

10. Project # 1003713*

04EPC-01557 EPC Site Development Plan-
Building Permit
04EPC-01558 Zone Map Amendment
04EPC-01559 EPC Sector Development Plan

FAMILY HOUSING DEV CORP, Agent for City of Albuquerque, Metropolitan Redevelopment Agency, request the above actions for all or a portion of Block(s) 19, Tract(s) 1-6 Renovation of the existing building for residential lofts and a small portion of C-1 Commercial/Office use, **Perea Addition & West End Addn.**, zoned SU-2/SU-1 Bell Trading Post & Jewelry Making, located on CENTRAL AVE NW, between CENTRAL NW and ROMA NW, containing approximately 2 acre(s). (J-13) Mary Piscitelli, Staff Planner (**APPROVED WITH CONDITIONS**)

11. Project # 1003714*

04EPC-01560 EPC Site Development Plan-
Subdivision
04EPC 01561 EPC Site Development Plan for
Building Permit

FANNING BARD TATUM LTD agent(s) for FANNING BARD TATUM LTD request the above action(s) for all or a portion of Tract(s) C-3 & C-2, **Adobe Wells**, zoned SU-1, IP/C-2/R-2 Uses, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW, containing approximately 8 acre(s). (B-13) Elvira Lopez, Staff Planner (**APPROVED WITH CONDITIONS**)

12. Project # 1001620*

04EPC-01577 Text Amendment

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE request the above actions for Amendment to the Zone Code, Off-Site Signage Setbacks for C-1, C-2, C-3, M-1, M-2, and IP. Josh Skarsgard, Research Analyst **(RECOMMENDED APPROVAL TO THE CITY COUNCIL)**

13. Project # 1003718*

04EPC-01579 Text Amendment

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agents, for CITY OF ALBUQUERQUE request the above action for Approval of the Night Sky Protection Ordinance. Josh Skarsgard, Research Analyst **(DEFERRED TO DECEMBER 16, 2004)**

14. Project # 1002498

04EPC-01486 Annexation

04EPC-01487 Zone Map Amendment

DULCES N. RIOS agent for DULCES N. RIOS ETAL request the above actions for Lots 40, A, B, C, D, E, 3,4,2, 4A, 4B, 43D, 43C, 43B, 1B, 1A **Town of Atrisco Grant, Unit 2**, 43A1, 43A2, **Petra I. Brito**, 1A, 1B, **M. Candelaria**, 2A, 2B, **Andriano Candelaria**, Lot 3, **Town of Atrisco Grant Unit 2 Division of Tract 41**, zoned A-1, SU Permit, 2MH and MH, located on SUNSET GARDENS SW, between 94TH ST. SW and 90TH ST. SW, containing approximately 21.21 acres. (L-9) Juanita Garcia, Staff Planner **(DEFERRED TO DECEMBER 16, 2004)**

15. Project # 1003708

04EPC-01544 Zone Map Amendment

FAYE MCAFEE agent(s) for DAVID & FAYE MCAFEE request the above action(s) for all or a portion of Lot(s) 6, Block(s) 10, **MONTGOMERY HEIGHTS**, a zone map amendment from R-1 to C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25, (G-16) Stephanie Shumsky, Staff Planner **(DEFERRED TO JANUARY 20, 2004)**

16. Project # 1003709

04EPC-01545 EPC Site Development

Plan-Subdivision

04EPC-01546 EPC Site Development

Plan-Building Permit

04EPC 01547 EPC Zone Map Amendment

GEORGE RAINHART ARCHITECTS & ASSOC agents for ANNA TASSO & CHRISTOPHER CHRONIS request the above actions for all or a portion of Tracts 64, **TOWN OF ATRISCO GRANT UNIT 6**, zoned O-1, and Lots 32-35, Hubball Heights Subdivision, Zoned R-1, a zone map amendment to SU-1 for O-1 C-1 and Restaurant with Full Service Liquor, located on COORS BLVD SW, between 65TH ST SW and CENTRAL AVE SW, containing approximately 5 acres. (K-11) Makita Hill, Staff Planner **(DEFERRED TO DECEMBER 16, 2004)**

17. Project # 1003715

04EPC-01562 EPC Site Development
Plan-Building Permit

DESIGN PLUS LLC agent for TULSI, INC. request a Site Development Plan for Building Permit to construct five townhomes for all or a portion of Lot 10, Block 22, **Brown & Lail's Highland Subdivision**, zoned SU-2 MC, located on COPPER AVE SE, between OAK STREET SE and MULBERRY STREET SE, containing approximately 0.162 acre. (K-15) Carmen Marrone, Staff Planner (**DEFERRED TO DECEMBER 16, 2004**)

18. Project # 1003532

04EPC-01036 Zone Map Amendment
04EPC-01037 Sector Plan Amendment
04EPC-01040 EPC Site Development
Plan- Subdivision
04EPC-01039 EPC Site Development
Plan-Building Permit

MYERS, OLIVER & PRICE agent for J & G REALTY ASSOCIATES, LLC and J & J ASSOCIATES, LLC request the above actions, including a zone map amendment from SU-2/Mixed Use to SU-2/C-1 to include alcohol sales, for all or a portion of Lots 17& 18, Block 9 and Lots 13, 14, and 20-22, Block 10, **North Albuquerque Acres**, located on WYOMING BLVD. NE, between PASEO DEL NORTE NE and HOLLY AVE. NE, containing approximately 8 acre(s). (C-19) Carmen Marrone, Staff Planner (**DEFERRED TO MARCH 17, 2005**)

19. Project # 1000965

04EPC-00857 EPC Site Development
Plan- Building Permit
04EPC-00855 EPC Site Development
Plan-Amendment to Subdivision

CONSENSUS PLANNING, INC. agents for ASW REALTY PARTNERS request the above action(s) for all or a portion of Tract 1, zoned SU-1 PRD 5 du/ac, Tract 2 zoned SU-1 for PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4, zoned SU-1 for PRD 6 du/ac, Tract 5, zoned PRD 10 du/ac, 6A, Zoned SU-1 for Major Public Open Space, and 6A & 6B, zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20 du/ac, Tract B, zoned SU-1 6 DU/Acre, **Lands of Ray Graham III, Owenwest Corp. and COA**, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 231 acres. (F-11) Juanita Garcia, Staff Planner (**APPROVED WITH CONDITIONS**)

20. Project # 1003650

04EPC-01341 Zone Map Amendment
04EPC-01342 EPC Sector Development
Plan

GARCIA KRAEMER & ASSOCIATES agent(s) for MARILYN SANDERS ET AL request the above action(s) for all or a portion of Lot(s) 10-13, **Monte Vista Addition**, a zone map amendment from R-1 & R-2 to SU-2/OR, located on WELLESLEY NE, between CAMPUS NE and PURDUE NE, containing approximately 1 acre. (K-16) Makita Hill, Staff Planner (**DENIED**)

21. Project # 1003647

04EPC-01338 EPC Sector Development Plan

PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for rescission of the La Cuesta Sector Development Plan. Josh Skarsgard, Research Analyst **(DEFERRED TO DECEMBER 16, 2004)**

22. Project # 1001620

04EPC-01357 Text Amendment

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE/CITY COUNCIL request the above action(s) for Amendment to Zoning Code Sections 14-16-2-15(B)(9), 14-16-2-17(A)(12)(a) and 14-16-3-4(A)(12) to prohibit package liquor sales within 500 feet of a designated MRA. CITY WIDE. Russell Brito, Staff Planner **(RECOMMENDED APPROVAL TO THE CITY COUNCIL)**

23. Project # 1002698

03EPC-01932 Zone Map Amendment
03EPC-01933 EPC Site Development Plan-
Building Permit

Garrett Smith Ltd and Consensus Planning, agents for Green Valley Land Company and Secret Ingredients, request: A Sector Plan Amendment to the *Huning Highland Sector Development Plan* for the westerly 42' of Lot 3 and Lot 4, Block 21, Huning's Highlands Addition, for the Huning Highlands Sector Development Plan; A Zone Map Amendment for the westerly 42' of Lot 3, Block 21, Huning's Highlands Addition from SU-2/MR to SU-2/NCR; A Zone Map Amendment for Lot 4, Block 21, Huning's Highland Addition from SU-2/MR to SU-2/SU-1 for R-2 Permissive Uses with 3 dwelling units maximum; and A Site Development Plan for Building Permit for Lot 4, Block 21, Huning's Highlands Addition, located at the westerly 42' of 111 Walter Street SE and 115 Walter Street SE, between Central Avenue SE and Gold Avenue SE; the westerly 42' of Lot 3, Block 21, containing approximately .048 ac.; Lot 4, Block 21, containing approximately 0.16 acre. (K-14) Mary Piscitelli, Staff Planner **(APPROVED)**

24. Other Matters

ADJOURNED AT 7:40 P.M.